



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

File #: 1104

Date Received: 4/26/19

Street Address of Proposed Activity: 983 New Britain Ave.

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: _____ Surcharge Fee: _____ Affidavit Fee: _____

Applicant's Interest in Property: 983 New Britain Ave., W. Hrtfd
Applicant is owner.

Brief Description of Proposed Activity: Excavate, regrade and upgrade
existing parking lot to increase site's floodwater storage.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

West Hartford No. 1, LLC

Record Owner's Name

c/o 1331 Silas Deane Hwy.

Street

Wethersfield, CT 06109

City State Zip

(860) 721-1777

Telephone #

Contact Person:

ANDREW E. KEARNS

Name

BASCETTA, KEARNS & ASSOCIATES, LLC

1331 SILAS DEANE HIGHWAY
Street WETHERSFIELD, CT 06109

City State Zip

(860) 721-1777

Telephone #

dkearns@bptksllc.com

Email Address

→ same

Applicant's Name

Street

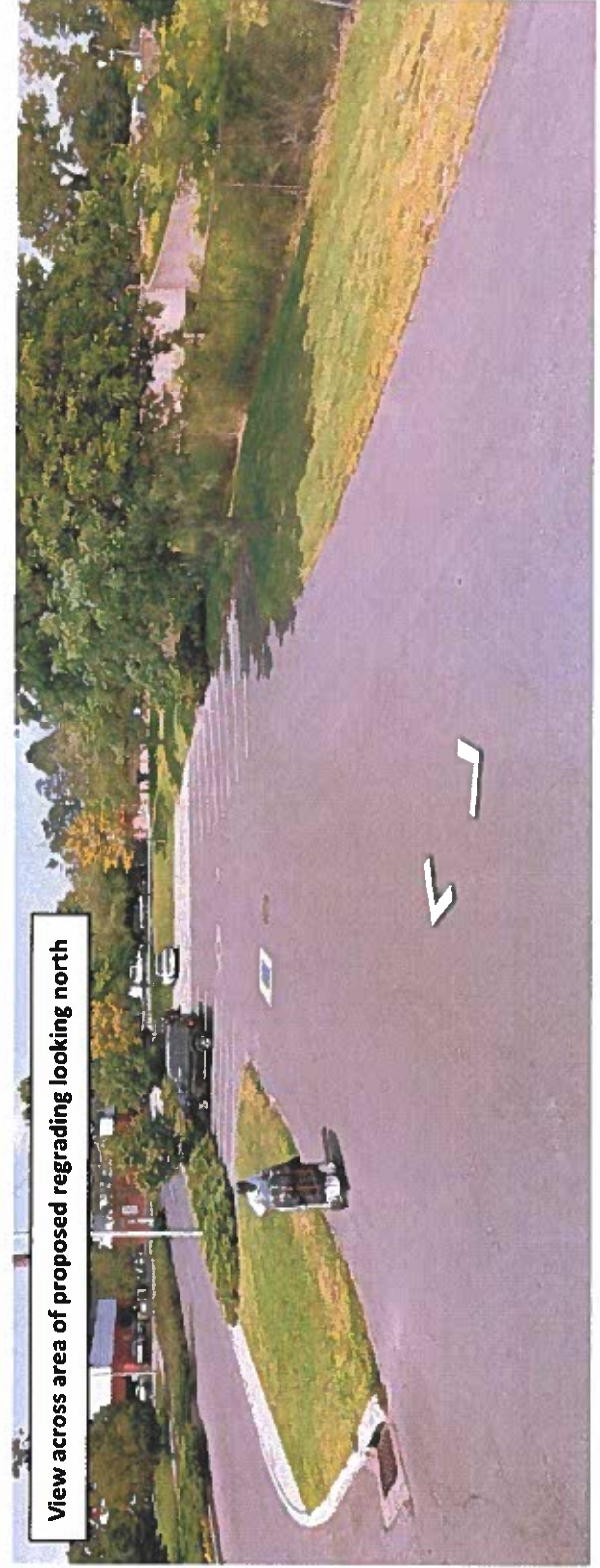
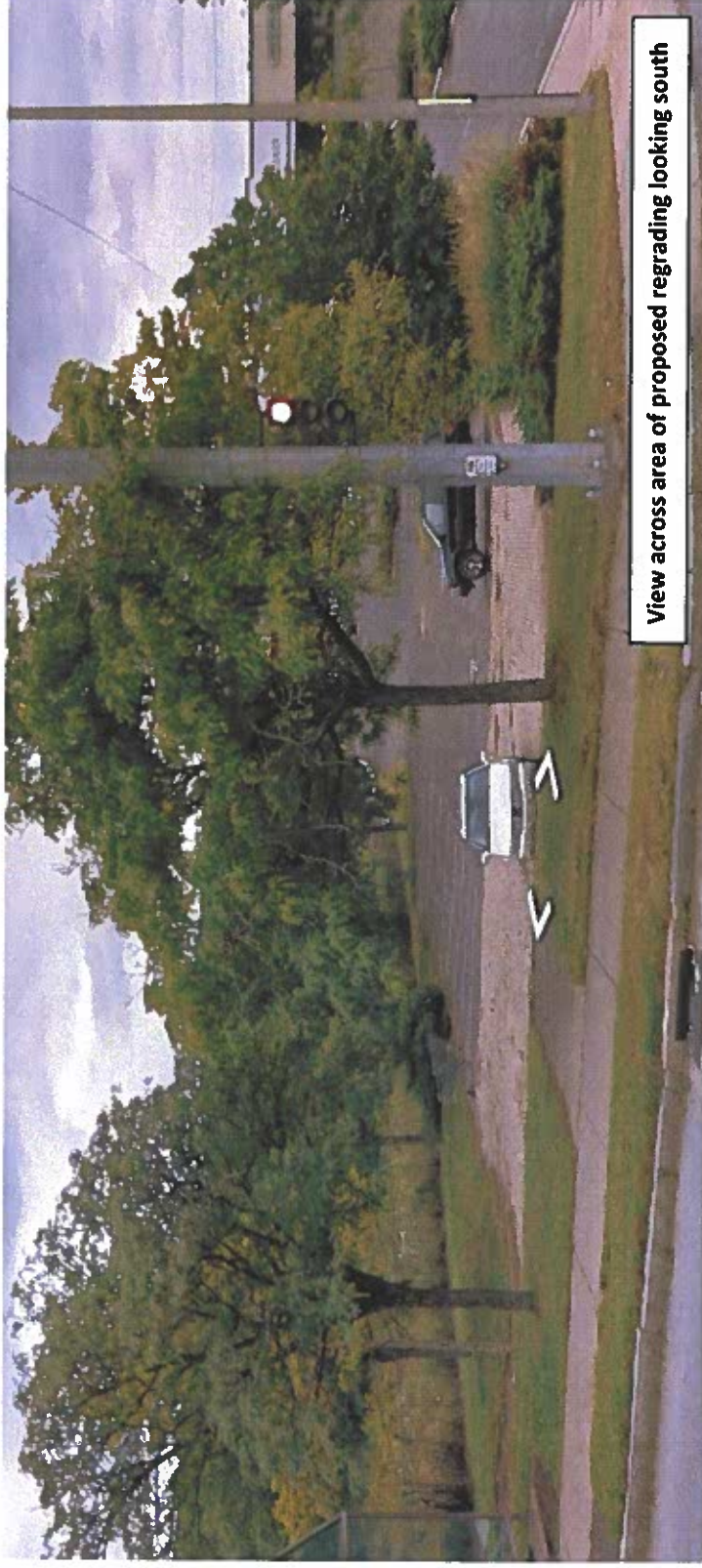
City State Zip

Telephone #

Applicant's Signature

Signature of Owner/Authorized Agent

983 New Britain Avenue: Site Orientation Images



**INLAND WETLAND AND
WATERCOURSES AGENCY**

May 21, 2019

Bascetta, Kearns & Associates, LLC
Attn: Andrew Kearns
1331 Silas Dean Highway
Wethersfield, CT 06109

**Subject: 983 New Britain Avenue
IWW Regulated Activity #1104**

Dear Attorney Kearns:

The Planning Division received the above-referenced application, submitted by your office on April 26, 2019 and formally reviewed and determined to be potentially significant by the Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, on May 6, 2019. The following submitted correspondence and plans were reviewed and evaluated for conformance with the current West Hartford Inland Wetlands and Watercourses Regulations:

- *Application Narrative*, by Andrew Kearns, dated 4/26/19;
- *Site Plan*, prepared by Megson, Heagle & Friend, Civil Engineers & Land Surveyors, LLC, dated, revision 5/3/19, 2 sheets.

Based on a review of the information noted above, I offer the following comments for consideration:

1. Please update the site plan with the following additional information:
 - a. The plan's title: Site Plan 977 New Britain Avenue should be retitled IWW Regulated Activity 983 New Britain Avenue.
 - b. The proposed work shown of the 977 parcel is not needed for inclusion with this wetlands permit. As such the plan should be revised to focus only on the work at 983 New Britain Avenue.
 - c. Please provide a chart/tabulation on the plan for the existing and proposed disturbance within the 150' upland review area in s.f.
 - d. More clearly depict and label the proposed 150' upland review area boundary on the plan.
 - e. More clearly depict and label the limits of disturbance for the proposed activity.
 - f. A colorized version of sheet 1.31 may be best suited to graphically depict comments c-e above.
2. Please address the comments raised in the Engineering Division's review memo dated May 16, 2019.



Can all proposed work be accomplished without impact access to the adjacent State of Connecticut Flood Control Property?

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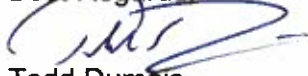
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4. The site plan has not sufficiently documented compliance with soil erosion and sediment controls. At minimum the following additional information shall be provided:
 - a. The Sediment and Erosion Controls and Maintenance Plan Discussion in the Application Narrative, should be included and stripped onto the plan set.
 - b. The plans should identify the anti-tracking pad location and provide associated detail.
 - c. The E&S controls should be more prominently depicted on the plan set.
5. Eight (8) existing trees are proposed to be removed. The Agency typically looks for a one to one tree replacement for removal in the upland review area. Please provide a plan that depicts tree replacement locations and identify the type of size of the proposed tree.
6. Staff strongly suggests supplementing the application with existing conditions photographs of the area of proposed grading and disturbance. This will help the Agency better visualize the proposed work relative to the existing conditions.
7. Please provide a statement of impact on the regulated resources from a qualified design professional.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Wednesday, May 29th.

If you have any questions on the above noted items please contact me at 860.561.7556.

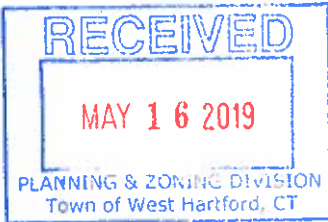
Best Regards,



Todd Dumais
Town Planner


C: Mark McGovern, Director of Community Development

Shared\TPZ\IWWAComments\NewBritainAvenue983_IWW#1103_PlanningComments_May19



MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: Julie A. Viera, P.E., Civil Engineer II 

RE: 983 New Britain Avenue, West Hartford, Connecticut

DATE: May 16, 2019

The Engineering Division reviewed the narrative and plans for permit application Inland Wetlands & Watercourse #1104 for 983 New Britain Avenue received 5-6-19 and have the following comments.

Narrative

1. The watercourse that runs adjacent to the property (983 New Britain Ave) on the eastern side is Piper Brook. Piper Brook flows into the South Branch of the Park River north of New Britain Avenue. The narrative states it as the Park River in numerous locations. Please revise.
2. I believe the rerouting of Piper Brook occurred in the late 1960's to early 1970's. Redevelopment and flood control was the reason for the realignment of Piper Brook.
3. What is meant by "The storm water catch basin located within the area of activity will be replaced with an ACF Environmental catch basin that contains..." Is the existing catch basin being replaced or is a silt sack being installed in the existing catch basin during construction?
4. There is no detail on sheet 2 for the Duraslot trench drain. Please provide.
5. It states under existing drainage that there are three sedimentation traps. Where are those sedimentation traps located?
6. Which pipes and/or structures have been cleaned and when was the last time they were cleaned?
7. Where does the 4-inch drainage pipe for the retaining wall drain to?
8. Please call out the concrete curb on the plan. It is unclear where the concrete curb is located.



Sheet No. 1

9. What are the inverts on the trench drain?
10. Callout the turf establishment locations.
11. Callout the retaining wall on the plan.

Sheet No. 2

12. Include a detail for the trench drain.
13. A Rip-Rap Apron detail was provided. Does the detail pertain to the construction entrance or the riprap at the low area in the parking lot?
14. In General Notes, the sentence "An apron of crushed stone....25' in length... The 25' should be changed to 50'.

Cc: Duane Martin, P.E., Town Engineer

Agenda
Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
May 20, 2019, 7:00 PM
Town Hall, Council Chambers, Room 314

1. Roll Call, Commission members present and absent

- Meeting called to order at 7:06 P.M.
- Members present: Stefanie Keohane; Matt Macunas; Ted Newton; Liz Wilcox.

2. Approval of CEC Meeting Minutes from April 29, 2019

- Motion by Keohane, second by Newton

3. New Business:

- **983 New Britain Avenue** – Application (IWW #1104), of Andrew E. Kearns (Attorney) on behalf of West Hartford No. 1, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a watercourse, the Piper Brook. The applicant proposes site regrading and soil excavation in a parking lot area within the 150 ft. upland review area. The work seeks to increase the flood storage capacity of the area, a requirement triggered by an off-site development proposal. (Submitted for IWWA receipt on May 6, 2019. Determined to be potentially significant and scheduled for public hearing on June 3, 2019.)

Attorney Andrew Kearns appeared on behalf of the applicant. The CEC questioned the anticipated construction timeline; retaining wall and screening issues; site history and explored use.

- **Town Right-of-Way just South of Mountain Road & Albany Avenue, and 5 Old Oak Road – Culvert – Town of West Hartford** – Application (IWW# 1102), of the Engineering Division of the Town of West Hartford, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing to widen Mountain Road North & South of Albany Avenue to provide an additional travel lane and complete streets improvements. This work requires the existing box culvert carrying Mountain Farms Brook under Mountain Road to be extended and additional grading within the 150 ft. upland review area. (Submitted for IWWA receipt on May 6, 2019. Determined to be potentially significant and scheduled for public hearing on June 3, 2019.)

Town Engineer Duane Martin and engineer Greg Sommer appeared as applicants to present. This state-supported project widens two approaches of Mountain Road to the intersection at Albany Avenue. Retaining wall and culvert extension work is within the upland review area.

Culvert extension work will include an inward bend to one wing wall to help maintain natural streamflow and prevent erosion, and a sectionalized approach to the culvert extension so as to

maintain streamflow at any point during the project. The culvert will use pre-cast concrete except for cast-in-place joining elements. The CEC inquired into the box culvert characteristics; the extent of improvements and pedestrian crossings; sidewalk versus bicycle lane decisions and abutter input; Complete Streets policy requirements and ratification process; and traffic disruption potential during construction.

- **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site improvements, including a proposed public cul-de-sac street, stormwater/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review area. (Submitted for IWWA receipt on March 4, 2019. Determined to be potentially significant and scheduled public hearing on April 1, 2019, hearing opened and immediately continued to May 6, 2019 and again to June 3, 2019.)

Alan Bongiovanni and Jeff Webster appeared on behalf of Orchard Heights Developers, LLC. The CEC reviewed the wetlands and soil scientist reports, and discussed the Town's requests regarding water flow and plan changes since the CEC last heard this applicant at the March 25, 2019 meeting.

4. Meeting Adjournment at 8:15 P.M.